

055.0

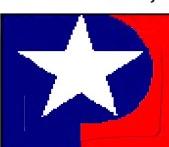
0002

0030.B

Map

Block

Lot

1 of 1
CARDIndustrial
ARLINGTONTotal Card / Total Parcel
573,400 / 573,400
APPRAISED:
573,400 / 573,400
USE VALUE:
573,400 / 573,400
ASSESSED:
573,400 / 573,400
Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 60 | | DUDLEY ST, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|-----------------------------------|--|
| Owner 1: SANTINI MARK & GARY--TRS | |
| Owner 2: SANTINI REALTY TR | |
| Owner 3: | |

Street 1: 60 DUDLEY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .306 Sq. Ft. of land mainly classified as Comm. Whs. with a Warehouse Building built about 1967, having primarily Conc. Block Exterior and 6000 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrrm.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | I | INDUSTRIA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|---------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 316 | Comm. Whs. | | 13347 | | Sq. Ft. | Site | | 0 | 15.5 | 1.68 CF | | | | | | | | | | 347,370 | | | | | | 347,400 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 316 | 13347.000 | 226,000 | | 347,400 | 573,400 | | 36963 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 10/02/18 |

USER DEFINED

| |
|---------------------|
| Prior Id # 1: 36963 |
| Prior Id # 2: |
| Prior Id # 3: |
| Prior Id # 1: |
| Prior Id # 2: |
| Prior Id # 3: |
| Date Dist: |
| Reval Dist: |
| Year: |
| LandReason: |
| BldReason: |
| CivilDistrict: |
| Ratio: |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | 055.0-0002-0030.B | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2022 | 316 | FV | 226,000 | 0 | 13,347. | 347,400 | 573,400 | | Year end | 12/23/2021 |
| 2021 | 316 | FV | 226,000 | 0 | 13,347. | 341,800 | 567,800 | | Year End Roll | 12/10/2020 |
| 2020 | 316 | FV | 226,000 | 0 | 13,347. | 336,200 | 562,200 | 562,200 | Year End Roll | 12/18/2019 |
| 2019 | 316 | FV | 209,700 | 0 | 13,347. | 296,900 | 506,600 | 506,600 | Year End Roll | 1/3/2019 |
| 2018 | 316 | FV | 209,700 | 0 | 13,347. | 296,900 | 506,600 | 506,600 | Year End Roll | 12/20/2017 |
| 2017 | 316 | FV | 209,700 | 0 | 13,347. | 296,900 | 506,600 | 506,600 | Year End Roll | 1/3/2017 |
| 2016 | 316 | FV | 209,700 | 0 | 13,347. | 296,900 | 506,600 | 506,600 | Year End | 1/4/2016 |
| 2015 | 316 | FV | 198,400 | 0 | 13,347. | 268,900 | 467,300 | 467,300 | Year End Roll | 12/11/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---------|-----------|------|----------|-----------|------------|----|-----|-------|-------|
| | 728-25 | | 1/1/1901 | Family | | No | No | N | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|-----------|--------------|---------|--------|-----|------------|----------|------------|---------|------|-----------|----|------|
| 5/20/2019 | I & E Return | | | | | | | | JO | Jenny O | | |
| 10/2/2018 | MEAS&NOTICE | | | | | | | | PH | Patrick H | | |
| 2/21/2017 | I & E Return | | | | | | | | EMK | Ellen K | | |
| 8/15/2016 | I & E Return | | | | | | | | EMK | Ellen K | | |
| 3/13/2009 | Meas/Inspect | | | | | | | | 197 | PATRIOT | | |
| 5/1/2000 | Meas/Inspect | | | | | | | | 197 | PATRIOT | | |
| 8/1/1990 | | | | | | | | | PM | Peter M | | |

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

| | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-------------------|--------|-----|---------------------------|-------------------------|---------|-----|---|---------------------------------|---------|--------------|----------------------|------|-------------|------------|-----------|--------------|--------------|---------|---------|------------|------|---------|------|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | | | |
| Type: 43 - Warehouse | | | | Full Bath: | Rating: | | | SANTINI. | | | | | | | | | | | | | | | | | |
| Sty Ht: 1 - 1 Story | | | | A Bath: | Rating: | | | | | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | | | | | | |
| Foundation: 6 - Slab | | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | | | | | |
| Frame: 2 - Steel | | | | 1/2 Bath: 2 | Rating: Average | | | | | | | | | | | | | | | | | | | | |
| Prime Wall: 21 - Conc. Block | | | | A HBth: | Rating: | | | | | | | | | | | | | | | | | | | | |
| Sec Wall: 7 - Brick | 20 % | | | OthrFix: | Rating: | | | | | | | | | | | | | | | | | | | | |
| Roof Struct: 4 - Flat | | | | OTHER FEATURES | | | | RESIDENTIAL GRID | | | | | | | | | | | | | | | | | |
| Roof Cover: 4 - Tar & Gravel | | | | Kits: | Rating: | | | 1st Res Grid | Desc: Line 1 | # Units | | | | | | | | | | | | | | | |
| Color: BRICK | | | | A Kits: | Rating: | | | Level | FY LR DR D K FR RR BR FB HB L O | | | | | | | | | | | | | | | | |
| View / Desir: | | | | Frpl: | Rating: | | | Other | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | Upper | | | | | | | | | | | | | | | | | |
| Grade: C+ - Average (+) | | | | CONDOS INFORMATION | | | | Lvl 2 | | | | | | | | | | | | | | | | | |
| Year Blt: 1967 | Eff Yr Blt: | | | Location: | | | | Lvl 1 | | | | | | | | | | | | | | | | | |
| Alt LUC: | Alt %: | | | Total Units: | | | | Lower | | | | | | | | | | | | | | | | | |
| Jurisdict: | Fact: . | | | Floor: | | | | Totals | RMs: 0 | BRs: 0 | Baths: HB 2 | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | Exterior: | No Unit | RMS | BRs | FL | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | Interior: | | | | | | | | | | | | | | | | | |
| Avg Ht/FL: 16 | | | | Phys Cond: AV - Average | 40. % | | | Additions: | | | | | | | | | | | | | | | | | |
| Prim Int Wal 5 - Minimal | | | | Functional: | | | | Kitchen: | | | | | | | | | | | | | | | | | |
| Sec Int Wall: 1 - Drywall | 25 % | | | Economic: | | | | Baths: | | | | | | | | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | | | Plumbing: | | | | | | | | | | | | | | | | | |
| Prim Floors: 12 - Concrete | | | | Override: | | | | Electric: | | | | | | | | | | | | | | | | | |
| Sec Floors: 4 - Carpet | 25 % | | | Total: 40 % | | | | Heating: | | | | | | | | | | | | | | | | | |
| Bsmnt Flr: | | | | CALC SUMMARY | | | | General: | | | | | | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: 48.00 | | | | Totals | 0 | | | | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | Size Adj.: 1.14999998 | | | | COMPARABLE SALES | | | | SUB AREA | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj.: 0.97016084 | | | | Rate | Parcel ID | Typ | Date | Sale Price | Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: 53.553 | | | | | | | | | FFL | First Floor | 6,000 | 56.230 | 337,383 | FFL | 100 OFC | | 25 A | | | | |
| Int vs Ext: S | | | | Other Features: 5000 | | | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | | | Grade Factor: 1.10 | | | | | | | | | | | | | | | | | | | | | |
| Heat Type: 1 - Forced H/Air | | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: | | | LUC Factor: 1.00 | | | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | Adj Total: 376621 | | | | | | | | | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | 0 | | Depreciation: 150649 | | | | | Juris. Factor: | | Before Depr: | 58.91 | | | | | | | | | | | | | |
| | | | | Deprecated Total: 225973 | | | | | Special Features: 0 | | Val/Su Net: | 37.67 | | | | | | | | | | | | | |
| MOBILE HOME | | | | WtAv\$/SQ: | | AvRate: | | Ind.Val: | | | | | | | | | | | | | | | | | |
| Make: | | Model: | | | | | | | Final Total: 226000 | | Val/Su SzAd: | 37.67 | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID | | | | Net Sketched Area: 6,000 Total: 337,383 | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value | Size Ad | 6000 | Gross Area | 6000 | FinArea | 6000 | |
| More: N | Total Yard Items: | | | | Total Special Features: | | | | Total: | | | | | | | | | | | | | | | | |
| IMAGE | | | | | | | | | | | | | | | | | | | | | | | | | |
| AssessPro Patriot Properties, Inc | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |